



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Tasha Bolivar, Galloway and Company
FROM: Amber Wood Hicken, Planner I
DATE: 2/6/23
SUBJECT: Parker and Pine F1 L1 – In-n-Out Burger, Site Plan
Review Comments 01

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Amber Wood Hicken

EMAIL: ahicken@parkeronline.org

PHONE: 303.805.3338

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town’s current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

Site Plan and Project Details

1. Please see the attached redlines for all comments.

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

The following reviews in eTRAKiT have “Advisory Comments” or “Revisions Required:”

- Building 20
- Douglas County Planning
- Fire Life Safety
- Cherry Creek Basin Water Quality

Please keep an eye out in eTRAKiT for the comment to the following reviews:

- Construction plans – civil
- Construction plans - environmental
- Drainage report
- IREA
- Plat – civil
- Site plan – civil
- Site plan – stormwater
- Traffic impact study
- Urban drainage

Staff Comments 01
SP22-143; Parker and Pine
In-n-Out; Site plan
2/6/23

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



IN-N-OUT BURGER
SITE PLAN
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

Date Issue / Description Init.
12/21/2022 1ST CD SUBMITTAL PJD

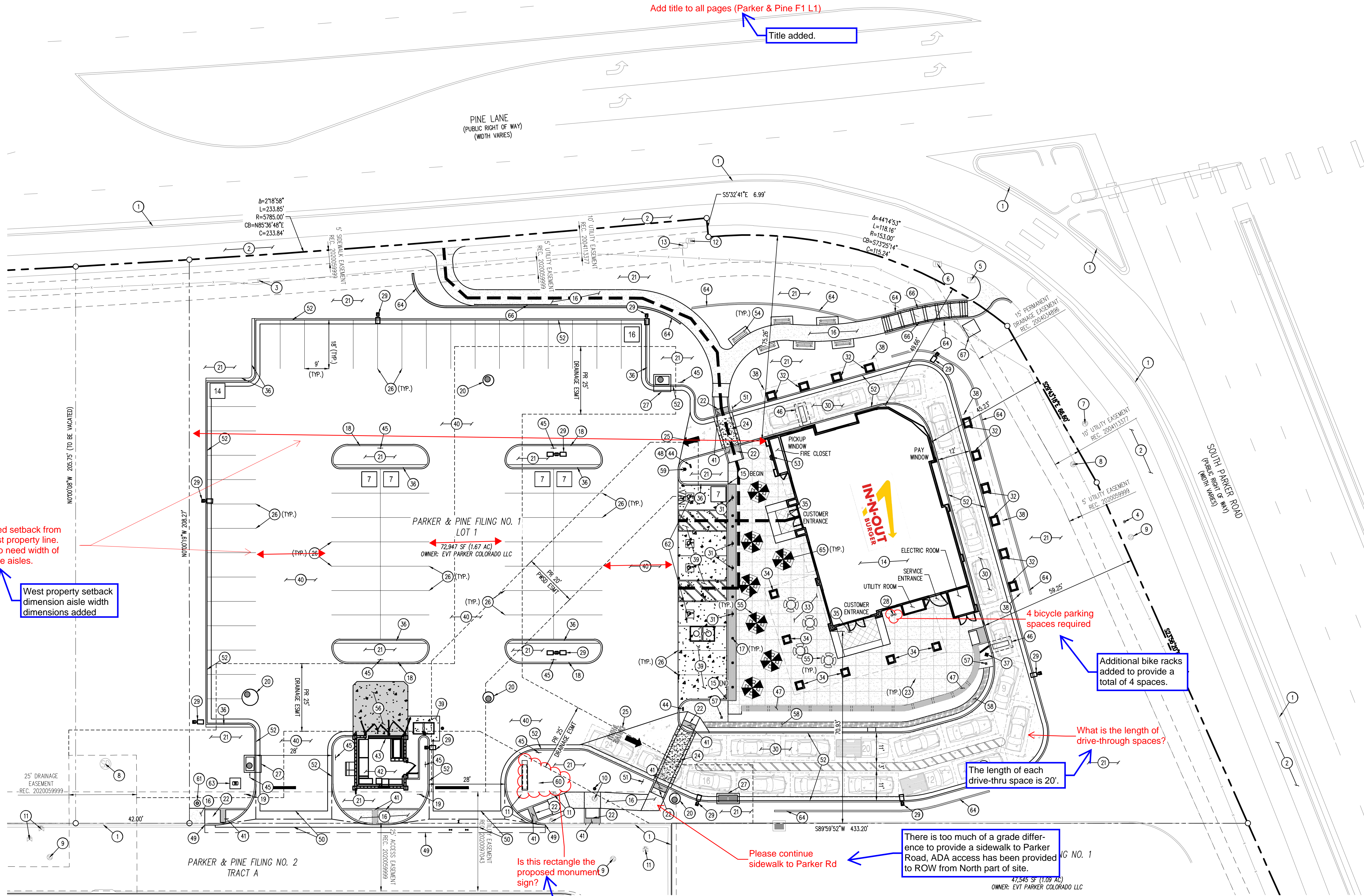
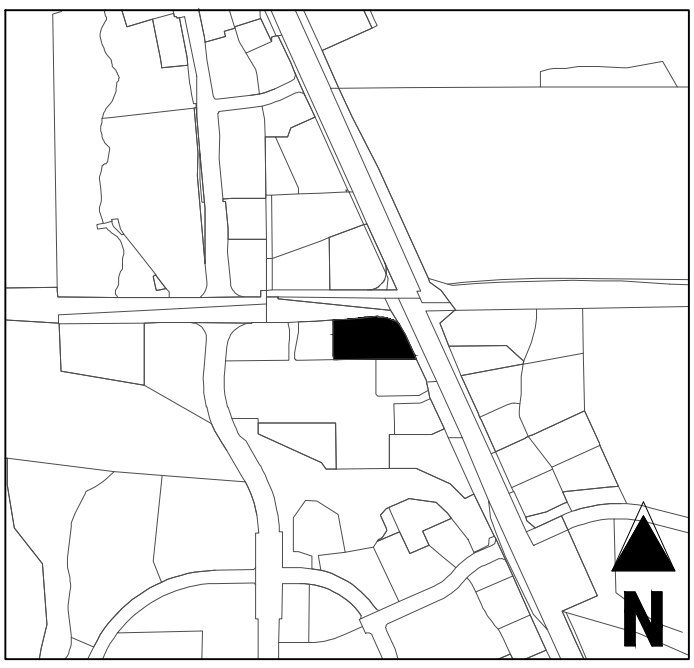
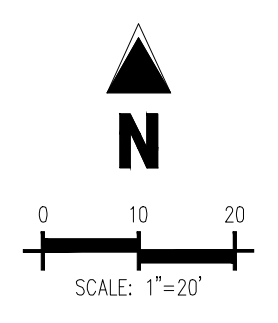
Project No: INC000014-20
Drawn By: JNE
Checked By: PJD
Date: 12/23/2022

SITE PLAN

SP1.0
Sheet 3 of 12

Add title to all pages (Parker & Pine F1 L1)

Title added.



IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE

DESCRIPTION	REQUIRED	PROPOSED
1. STANDARD SPACE (1 PER 100 SF NLA)	37	61
2. ACCESSIBLE SPACE	2	4 (2 VAN)
3. TOTAL	39	65
4. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE	-	24
5. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK	2	2

SITE LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED STANDARD CONCRETE PAVEMENT
- PROPOSED 5" HEAVY DUTY CONCRETE-COLORED BLACK
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED 7" HEAVY DUTY CONCRETE PAD-COLORED BLACK
- PROPOSED COLORED CONCRETE CROSSWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING SIGN TO REMAIN
- EXISTING BOLLARD TO REMAIN
- EXISTING FIBER OPTIC BOX TO REMAIN
- EXISTING FIBER OPTIC PEDESTAL TO REMAIN
- EXISTING FIBER OPTIC MANHOLE TO REMAIN
- EXISTING SANITARY SEWER MANHOLE TO REMAIN
- EXISTING SANITARY SEWER CLEANOUT TO REMAIN
- EXISTING STORM SEWER MANHOLE TO REMAIN
- EXISTING WATER VALVE TO REMAIN
- EXISTING WATER VALVE TO REMAIN
- EXISTING ELECTRIC PEDESTAL TO REMAIN
- EXISTING ELECTRIC BOX TO REMAIN
- PROPOSED REMOTE FDC
- PROPOSED FIRE HYDRANT
- PARKING COUNT
- SURVEY MONUMENT

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES. SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD, REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

LEGAL DESCRIPTION
LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK
PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

BASIS OF BEARING
BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°7'51"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 225617, AS SHOWN HEREON.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



- SCHEDULE**
- EXISTING CURB AND GUTTER TO REMAIN
 - EXISTING SIDEWALK TO REMAIN
 - EXISTING SIGN TO REMAIN
 - EXISTING BOLLARD TO REMAIN
 - EXISTING FIBER OPTIC BOX TO REMAIN
 - EXISTING FIBER OPTIC PEDESTAL TO REMAIN
 - EXISTING FIBER OPTIC MANHOLE TO REMAIN
 - EXISTING STORM DRAIN MANHOLE TO REMAIN
 - EXISTING SANITARY SEWER MANHOLE TO REMAIN
 - EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED AND REPLACED
 - EXISTING WATER VALVE TO REMAIN
 - EXISTING ELECTRIC PEDESTAL TO REMAIN
 - EXISTING ELECTRIC BOX TO REMAIN
 - PROPOSED 3,879 SF IN-N-OUT BURGER RESTAURANT, REF BUILDING PLANS
 - PROPOSED 0" CONCRETE CURB
 - PROPOSED 6" THICK 4,000 PSI REINFORCED ON-SITE CONCRETE SIDEWALK OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB

- PROPOSED WHITE DECORATIVE BOLLARD
- PROPOSED PRIVATE 6" PLANTER CURB
- PROPOSED "STOP" SIGN, MUTCD R1-1
- PROPOSED STORM SEWER MANHOLE (REF STORM SEWER PLANS)
- PROPOSED LANDSCAPED AREA (REF LANDSCAPE PLAN, SHT SP2.0)
- PROPOSED ADA RAMP WITH DETECTABLE WARNING
- PROPOSED CONCRETE SAWCUT JOINT
- PROPOSED COLORED CONCRETE CROSSWALK
- PROPOSED DIRECTIONAL MARKING
- PROPOSED 9'X18" STANDARD PARKING STALL W/4" SOLID WHITE STRIPES
- PROPOSED STORM SEWER INLET; REF STORM SEWER PLANS
- PROPOSED BICYCLE RACK
- PROPOSED SITE LIGHTS
- PROPOSED MIN 6" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS
- PROPOSED ADA SIGNAGE W/ PAINTED WHITE POLE
- PROPOSED DRIVE THRU CANOPY COLUMN (REF ARCHITECTURAL PLANS)

- PROPOSED OUTDOOR SEATING AREA (REF ARCHITECTURAL PLANS)
- PROPOSED [RELOCATED SIGN]
- PROPOSED 6" PLANTER CURB W/ 12" SIDEWALK
- PROPOSED IN-N-OUT MENU BOARD AND SPEAKER BOX
- PROPOSED IN-N-OUT DRIVE THRU CANOPY (REF ARCHITECTURAL PLANS)
- PROPOSED HEAVY-DUTY CONCRETE PAVED COLORED JET BLACK PER DAVIS COLORS #860 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) FOR PARKING LOT - MIN 4" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS)
- PROPOSED ASPHALT PAVEMENT - 4.5" THICK OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS)
- INSTALL 3" WIDE ADA ACCESSIBLE TRUNCATED DOMES DETECTABLE WARNING STRIP. CONTRACTOR TO PROVIDE SAMPLE TO BUILDING INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION.
- PROPOSED CONCRETE BLOCK TRASH ENCLOSURE, ROOF COVERED TRASH RECYCLE BIN, TRASH COMPACTOR AND STORAGE CONTAINER ENCLOSURE, NOT SUBJECT TO STORM WATER RUNOFF, PER DETS SHOWN ON THE ARCHITECTURAL BUILDING PLANS.
- PROPOSED 12" WIDE BY 13" LONG CONCRETE TRENCH DRAIN. INSTALL TRAFFIC RATED GRATE SECURED TO PROTECT AGAINST THEFT PER PLUMBING PLANS. TRENCH DRAIN NOT SUBJECT TO STORM WATER RUN-OFF.
- PROPOSED IN-N-OUT DRIVE THRU SIGNAGE

- PROPOSED FIRE LANE SIGN
- PROPOSED VEHICLE DETECTOR LOOP. INSTALL (2) LOOPS, 12" FROM FACE OF CURB; FIRST LOOP TO BE 2" BELOW TOP OF PAVEMENT, SECOND LOOP TO BE 1" BELOW THE FIRST. NO REBAR WITHIN 12" OF LOOPS
- PROPOSED SEAT WALL
- PROPOSED "THANK YOU" SIGN
- PROPOSED SAWCUT EXISTING ASPHALT PAVEMENT
- PROPOSED 6" CONCRETE CROSSWALK
- PROPOSED "PEDESTRIAN CROSSING" SIGN
- PROPOSED PRIVATE 6" CURB W/ 18" GUTTER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED BENCH SEATING (REF LANDSCAPE ARCHITECTURAL PLANS)
- PROPOSED COVERED SEATING TABLE (REF ARCHITECTURAL PLANS)
- PROPOSED HEAVY-DUTY CONCRETE PAD COLORED JET BLACK PER DAVIS COLORS #860 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) IN FRONT OF TRASH ENCLOSURE - MIN 7" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (PER GEOTECH RECOMMENDATIONS, REF GEOTECHNICAL REPORT FOR FURTHER PAVEMENT SPECIFICATIONS)
- PROPOSED CONCRETE PAD WITH UMBRELLA
- PROPOSED ASSOCIATE WALKWAY
- PROPOSED FIRE HYDRANT

- PROPOSED MONUMENT SIGN
- PROPOSED 1" IRRIGATION TAP & METER
- PROPOSED 9'X18" ADA PARKING STALL AND PAINTED ACCESS AISLE WITH 4" SOLID BLUE STRIPING 2' O.C. @ 45° ANGLE
- EXISTING ELECTRIC TRANSFORMER ON CONCRETE PAD TO REMAIN
- PROPOSED RETAINING WALL
- PROPOSED SEATING TABLE WITH UMBRELLA
- PROPOSED HANDRAILS
- PROPOSED PUBLIC ART AREA

Need setback from west property line. Also need width of drive aisles.

West property setback dimension aisle width dimensions added

4 bicycle parking spaces required

Additional bike racks added to provide a total of 4 spaces.

What is the length of drive-through spaces?

The length of each drive-thru space is 20'.

Is this rectangle the proposed monument sign?

Please continue sidewalk to Parker Rd

There is too much of a grade difference to provide a sidewalk to Parker Road. ADA access has been provided to ROW from North part of site.

Need grading plan included as part of the Site Plan set showing the height of the wall along with the materials and colors.

Grading plan added to site plan set with wall information.

All blue clouded areas, please provide images with colors and materials.

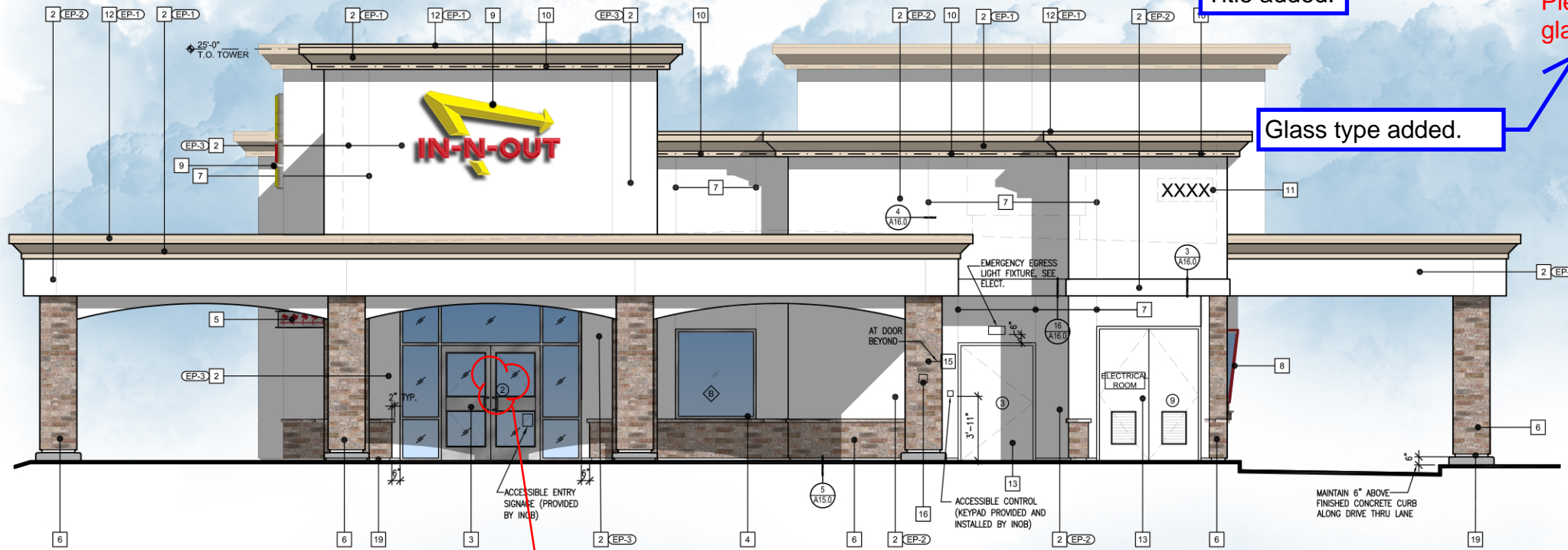
Site Planning detail added for all bubbled items, with images as necessary.

Add title to all pages (Parker & Pine F1L1)

Title added.

Please callout type of glass

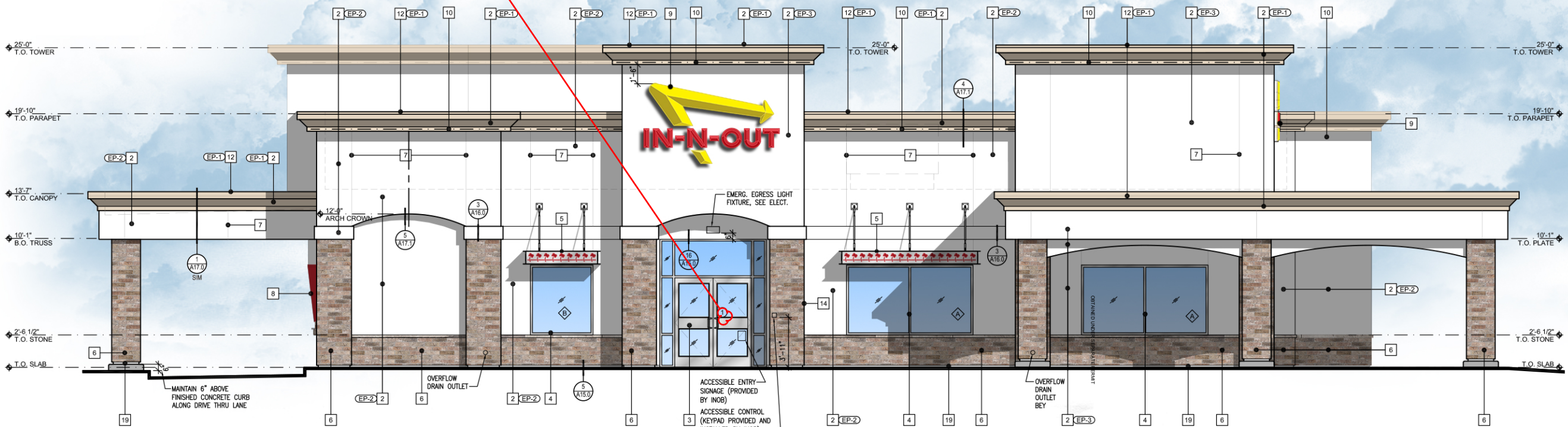
Glass type added.



SOUTH ELEVATION

What is this callout?

Callout removed.



WEST ELEVATION

Vertical massing info added

Please provide vertical massing info (i.e., how far does canopy come out?)

KEY NOTES	
1	NOT USED
2	STUCCO 2030 FINE SAND FLOAT FINISH - NOT SPRAYED, WITH WHITE INTEGRAL COLOR COAT.
3	ALUMINUM STOREFRONT DOORS, CLEAR ANODIZED ALUMINUM.
4	ALUMINUM WINDOWS, CLEAR ANODIZED ALUMINUM.
5	ANODIZED ALUMINUM METAL CANOPY WITH BACKLIT L.E.D. PALM TREE CUT-OUTS, GC TO PROVIDE BLOCKING, CONDUITS, AND POWER FOR BACKLIT PALM TREES, DOWNLIGHTS, AND SPEAKERS (WHERE OCCURS), SEE A17.3
6	STONE VENEER, SCULPTURED BRICK, COLOR: EAGLE BUFF DRY-STACKED BY CORONADO STONE WITH 3" JOINTS AND NATURAL LEBEL, CEMENT, AND WETLANDS/CREAM SIL. APPL. PER LBNL RECOMMENDATIONS, DEL. STACK. 1/4" WIDE METAL, PENN. SCREED, SEE DETAIL A1A.10. ALIGN CONTROL JOINTS ON DRIVE THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.
8	SLOPED ALUMINUM WINDOWS, U.S. ALUMINUM 5-010, GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IMRON IND 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IND 9T01 TINTED CUSTOM COLOR EP-4.
9	IN-N-OUT BURGER ILLUMINATED LOGO SIGN, UNDER SEPARATE PERMIT.
10	L.E.D. COVE LIGHTING, UNDER SEPARATE PERMIT.
11	INTERNALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 6" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS.
12	1. ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES.
13	2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GLEED ON NUMBERS ARE NOT ACCEPTABLE MATERIALS)
14	3. NUMBERS SHALL BE OF COLORS CONTRASTING WITH BACKGROUND TO WHICH THEY ARE ATTACHED.
15	4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 6:1 (HEIGHT TO WIDTH).
16	5. NUMBERS CANNOT BE SPELLED.
17	NOT USED
18	NOT USED
19	TEXTURE EXPOSED FOUNDATION WALL BELOW STONE WEEP SCREED AND PAINT TO MATCH STONE.

EXTERIOR PAINT SCHEDULE					
NO.	MFR.	MODEL	COLOR #	COLOR NAME FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD 70	DEC 740	SANDCASTLE HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
EP-2	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT	SHERWIN WILLIAMS	SUPER PAINT LATEX	AS44W01151	IN-N-OUT BONE CHINA HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT	SHERWIN WILLIAMS	SUPER PAINT LATEX	AS44W01151	IN-N-OUT BONE CHINA HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	INO RED HIGH GLOSS GRAY	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED. FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE. COLOR FORMULA: NON-CUM GUIDE 20202. MIX SIZE: 102 4OZ (GALLON) 321.2 9704 VIOLET 349.3 9710 RED-ORANGE 349.3 9713 ORANGE 2577.6

ALTERNATE MANUFACTURER FOR EP-1, EP-2, AND EP-3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE. NO ALTERNATE ALLOWED FOR COLOR EP-4.

Add title to all pages (Parker & Pine F1 L1)

Title added.

Need length of building facade

Addressed.

Need transparency percentages for all building sides.
 North (side): 25%
 East (front): 40%
 South (front): 40%
 West (front): 40%

Transparency percentages added.

Building front: The side of the building facing the most prominent public roadway or internal street or open space; the facade on which the primary building entrance is located. Design Standards pg 9

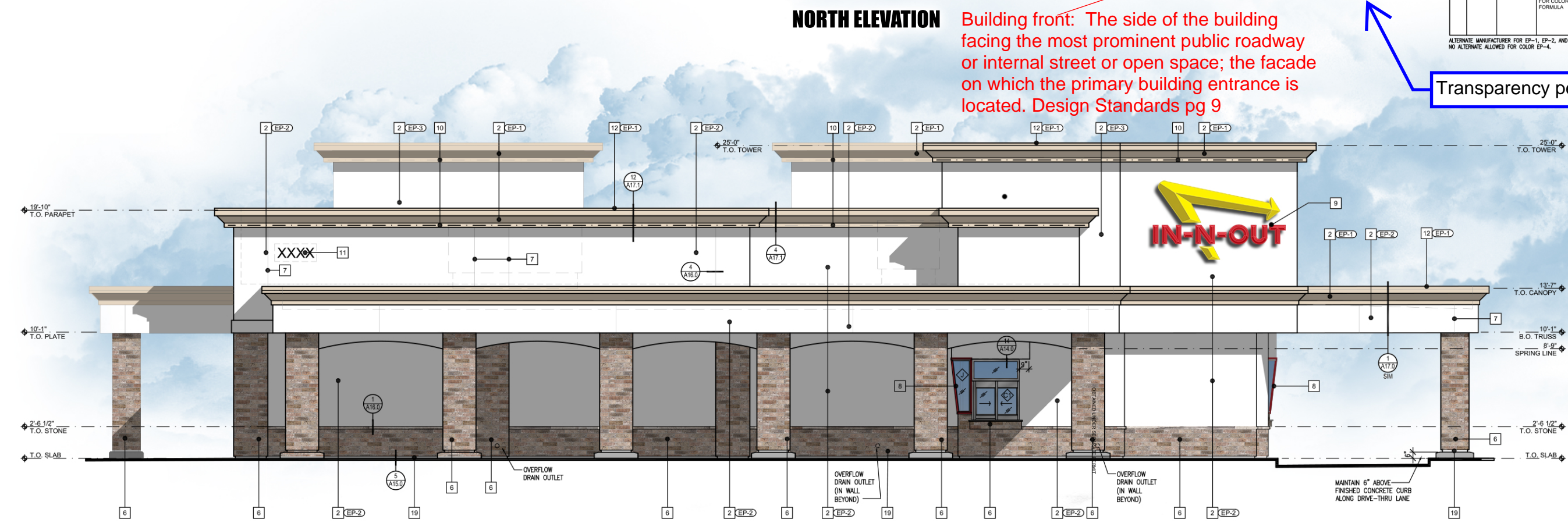
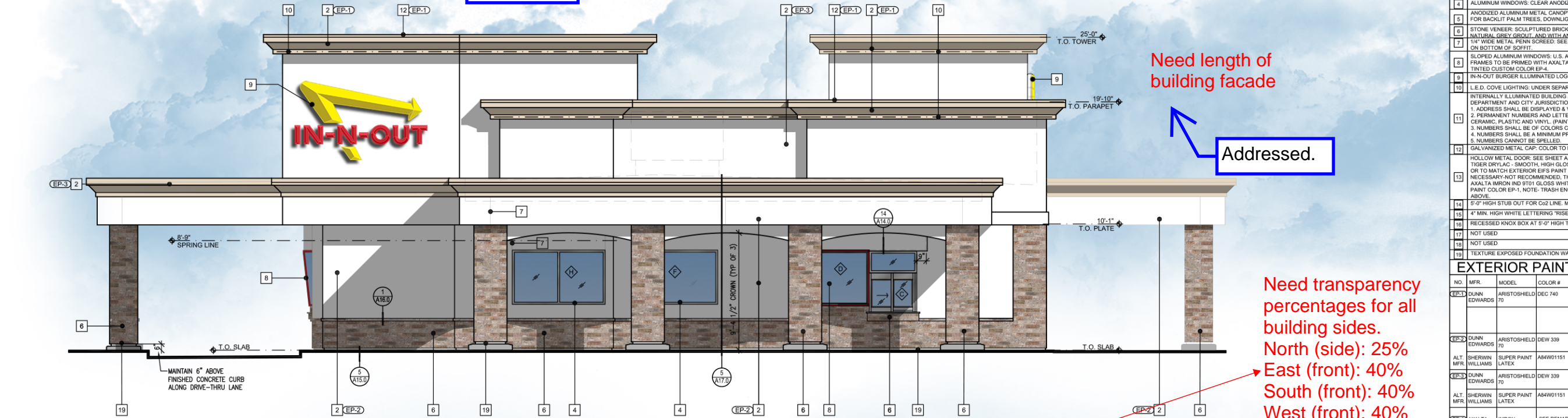
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4	ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM
5	ANODIZED ALUMINUM METAL CANOPY WITH BACKLIT L.E.D. PALM TREE CUT-OUTS. GC TO PROVIDE BLOCKING, CONDUITS, AND POWER FOR BACKLIT PALM TREES, DOWNLIGHTS, AND SPEAKERS (WHERE OCCURS); SEE A17.3
6	STONE VENEER: SCULPTURED BRICK, COLOR: EAGLE BUFF DRY-STACKED BY CORONADO STONE WITH 3" JOINTS AND NATURAL GLEBE; CROWN, MIDLAND, CREAM SIL, APL 1. FOLLOW RECOMMENDATIONS, DEL STACK, 1/4" WIDE METAL, PAIN SCREED. SEE DETAIL A14.0. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.
7	SLANTED ALUMINUM WINDOWS: U.S. ALUMINUM 5-010. GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IMRON IND 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IND 9T01 TINTED CUSTOM COLOR EP-4.
8	IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.
9	L.E.D. COVE LIGHTING: UNDER SEPARATE PERMIT.
10	INTERNALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 6" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS.
11	1. ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES. 2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GLED ON NUMBERS ARE NOT ACCEPTABLE MATERIALS) 3. NUMBERS SHALL BE OF COLORS CONTRASTING WITH BACKGROUND TO WHICH THEY ARE ATTACHED. 4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 6:1 (HEIGHT TO WIDTH). 5. NUMBERS CANNOT BE SPELLED.
12	GALVANIZED METAL CAP: COLOR TO MATCH WALL.
13	HOLLOW METAL DOOR: SEE SHEET A11.0. HM DOORS AND JAMBS SHALL HAVE POWDER COAT FINISH AS FOLLOWS: INTERIOR DOORS- TIGER DRYLAC - SMOOTH, HIGH GLOSS FINISH, "BENGAL WHITE"; EXTERIOR DOORS- CARDINAL - GLOSS, SMOOTH FINISH, "BONE CHINA" OR TO MATCH EXTERIOR EP'S PAINT COLOR. (VERIFY ELEVATIONS: EP-1) WHERE FIELD PARTING DOORS AND JAMBS IS NECESSARY- NOT RECOMMENDED, THE ALTERNATE WOULD BE TO USE AXALTA IMRON IND 9P01 WHITE PRIMER. FINISH COAT TO BE AXALTA IMRON IND 9T01 GLOSS WHITE. EXTERIOR HM DOORS & JAMBS- USE SAME PRODUCT TINTED TO MATCH EXTERIOR BUILDING PAINT COLOR EP-1. NOTE: TRASH ENCLOSURE METAL DOORS AND POSTS TO BE FIELD PAINTED USING AXALTA IMRON AS DESCRIBED ABOVE.
14	5'-0" HIGH STUB OUT FOR C62 LINE. MOUNT ON ADJACENT SIDE WALL.
15	4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR
16	RECESSED KNOX BOX AT 5'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL 10A17.0
17	NOT USED
18	NOT USED
19	TEXTURE EXPOSED FOUNDATION WALL BELOW STONE WEEP SCREED AND PAINT TO MATCH STONE.

EXTERIOR PAINT SCHEDULE						
NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD 70	DEC 740	SANDCASTLE	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
EP-2	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT MFR	SHERWIN WILLIAMS	SUPER PAINT LATEX	AS4W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT MFR	SHERWIN WILLIAMS	SUPER PAINT LATEX	AS4W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	IND RED	HIGH GLOSS	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED GRAY FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 20202 MIX SIZE: 102.4OZ (GALLON) 9T04 VIOLET: 321.2 9T10 RED-ORANGE: 349.3 9T13 ORANGE: 2577.6

ALTERNATE MANUFACTURER FOR EP-1, EP-2, AND EP-3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE.
NO ALTERNATE ALLOWED FOR COLOR EP-4.

NORTH ELEVATION

EAST ELEVATION



Add title to all pages (Parker & Pine F1 L1)

elite LED LIGHTING

Project: INOB Type: W1
Model #REL437-700L-DIMTR-120-40K-90+W-WH REL437 4" Economy LED Retrofit Lighting Module with CCT Selectable



TRIM INSERTS OPTIONS

BAFFLES

REL437-BT-SN-SN REL437-BT-P-BK REL437-BT-DBZ-DBZ

REFLECTORS

REL437-RT-CL-WH REL437-RT-DBZ-DBZ REL437-RT-P-BK REL437-RT-SN-SN

LUMENS

LUMENS	700	1100
CCT	27K/30K/35K/40K/50K	
CFR	90+	
COLOR QUALITY	3 Step MacAdam Ellipses	
TRIM	Baffle, Aluminum die-cast body and trim	
REFLECTOR COLORS	WH (White), BK (Black)	
FLANGE COLORS	W (White), P (Black)	
DIMMING	DIMTR (Trim)	
LIFETIME	50,000 Hours	
EMERGENCY	16W high voltage inverter (installed into the housing)	
PHOTOMETRIC TESTS	In Accordance with IES LM79-08, LM80 and TM-30, TM-21	

OPTICS AND REFLECTOR

The Elite-Engineered LED Module system is much more than just a simple LED retrofit. The Elite LED system is a highly engineered work of design and optical science which produces over 700 lumens. Our meticulously crafted optics gather the light scattered by the LED chip and shape it into a functional beam with uniform light distribution. The baffle also offers the benefits of a smooth integrated light with glare reduction at a 55 degree cut-off, which minimizes brightness.

INSTALLATION

Elite LED Retrofits come standard with quick connectors ready for installation in Elite Lighting's LD series recessed housing that are Energy Star and Title 24 rated (LD4IC-AT, LD6IC, LD6IC-AT).

You MUST seal all gaps between the ceiling and fixture with weatherproof silicone sealant. This deters moisture and water from damaging fixtures and other mechanical ceiling elements.

www.iuseelite.com

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — Built on the compact, low-profile Z strip channel, this LED strip offers long maintenance-free life, several color temperatures, lumen outputs and lengths. Ideal for new construction and retrofit applications in TB lengths. Ideal for use in commercial, retail, office, warehouse, and display applications. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Check here for Acrylic/Polycarbonate Compatibility table for suitable areas.**

CONSTRUCTION — Compact design channel and cover are formed from code-gauge cold-rolled steel. Easy to install side-point row aligner included for continuous row mounting.

Finish: Paint options include high-gloss, baked white enamel (WH), galvanized (GALV), matte black (MB) and smoke gray (SGY). Five-stage iron phosphate pre-treatment ensures superior paint adhesion and rust resistance.

OPTICS — Replaceable diffuse lens eliminates glare and offers ingress protection from debris.

ELECTRICAL — Utilizes high-output LEDs integrated on a two-layer circuit board, ensuring cool-running operation. Optional internal pluggable wiring harness for reduced labor cost in row mounting applications (see PLR ordering information below). Electronic LED driver is rated for 75 input watts maximum (see Operational Data on page two for actual wattage consumption), **multi-volt input and 0-10V dimming standard.** This fixture is designed to withstand a maximum line surge of 1.5KV AT 0.75KA combination wave for indoor locations, for applications requiring higher level of protection additional surge protection must be provided.

LEDs provide nominal 80CRI or 90CRI at 3000 K, 3500 K, 4000 K or 5000 K. Lumen output up to 1,500 lumens per foot. Luminaire should be installed in applications where ambient temperatures do not exceed 86°F (30°C).

INSTALLATION — Fixture may be surface mounted (with or without ZSP96 hanger), pendant or stem mounted with appropriate mounting options. Six-point aligner locks in place for easy continuous row mounting.

LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between -4°F (-20°C) and 86°F (30°C).

DesignLights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLP to confirm which versions are qualified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Category Number:

Type: S
#ZL1F LED L96 9000LM MDD 120-40K-80CRI- WH
Type: S1
#ZL1F LED L48 4500LM MDD 120-40K-80CRI- WH

Type: "S & S1"

Architectural LED Striplight

Z11F

24", 48" and 96" Lengths

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for "light" or "XPoint" Wireless control networks marked by a **shaded background**

To learn more about A+, visit www.acuitybrands.com/plus.

*See ordering tree for details

INDUSTRIAL Z1F Page 1 of 5

RECESSED architectural

LED 12"x 12" square lensed
1100, 2200, 3300 or 4400 lumens

Project: INOB
Type: M
Category number: #LRF12X12-SYL44-4K-1/SQ12PG-WH-GS

ordering data

FRAME-IN KIT

Series: LRF12x12 Architectural 12"x 12" LED

LUMENS: SYL11 1100 lumen (9 watts), SYL22 2200 lumen (18 watts), SYL33 3300 lumen (27 watts), SYL44 4400 lumen (36 watts)

COLOR TEMPERATURE: 3K 3000K, 35K 3500K, 4K 4000K

VOLTAGE: 1 120V, 2 277V, 3 347V Step down transformer

DIMMING: 0-10V DC standard, leave box blank

OPTIONS: EM Emergency Pack

TRIM KIT: Refer to list for part numbers. Specify finish & other below.

Finish: WH Matte white

Color: GS Gasket under flange

Accessories: DMX DMX analog interface, remote (120V only)

P/N Example: LRF12x12-SYL11-27K-1 / SQ12PR-WH
LRF12x12-SYL11-27K-1 / SQ12PR WH

series lumens lamp voltage trim kit finish other

OSRAM PreVal LED - Linear LED Board

- CRI >80
- Even and diffuse light
- Color variation within 3-step MacAdam Ellipse

OSRAM Optotronic LED Driver

- 120V through 277V universal driver is standard. Contact factory for 347V.
- Dimmable, instant 100% light (1%-100%) via: 0-10V protocol. See driver spec.

Listed to UL 1598 and Canadian standards. Listed for Wet Location. Photometrics at atlantic-lighting.com.

Specifications and dimensions subject to change without notice.

TRIM KIT

lensed white door
SQ12PR Prismatic
SQ12BL Solex™ (tempered glass)
SQ12SG Glass and gasket
SQ12PG-WH Prismatic Tempered Glass

Door frame has a white polyester powder coat finish standard. Custom colors available.

atlantic LIGHTING T: 508 678-5111 | F: 508 678-5408 www.atlantic-lighting.com 061920 NP15-013

elite LED LIGHTING

Project: INOB Type: W1
Model #REL437-700L-DIMTR-120-40K-90+W-WH REL437 4" Economy LED Retrofit Lighting Module with CCT Selectable

DURABILITY

Die-cast aluminum housing and heat management system are engineered for extremely long life and service period. Without proper heat management, any LED luminaire will fail. Our die-cast system pulls the heat from the LED chip, allowing the continued cool operation for years. Life tests have shown the Elite REL437 light output will be maintained at 70% of initial at 50,000 hours of operation. Our LED driver is rated for 50 to 60 Hz at 120V input, produces less than 20% THD, has a power factor between 0.90 and 1.00 and is thermal protected for additional safety.

REPEATABLE

Repeatability means quality. From our chip selection process, to our driver, to the thermal management, the Elite REL437 Module is engineered for quality. All Elite LED luminaires are rated at 85+ and 90+ CRI, also rated and tested to LM-79 and LM-80 standards by a certified laboratory, and meets the California Title-24 compliance standards. Elite's highly selective LED chips produce zero ultraviolet and virtually no infrared light.

INTERCHANGEABLE

The Elite REL437 LED system works in our dedicated (LD4IC-AT, LD4RIC-AT) housings and our existing 4" incandescent housings (B4IC-AT, B4RIC-AT) but is also suitable for use in most 4" recessed downlight housings.

ADAPTABLE

All Elite REL437 luminaires are shipped standard with our custom engineered Edison adapter. This adapter assembly allows the luminaires to install directly into existing Elite 4" downlight housings and most other 4" downlight housings. GU24 style socket base adapters also available upon request.

INSTALLATION

Ez connector to use with special high efficacy housing or Edison base adapter for retrofitting into existing 4" incandescent housings.

DIMMING & DRIVER INFORMATION

The Elite REL437 lighting system is dimmable down to 10% by using an approved incandescent dimmer or select electronic low voltage dimmers when ordered with DIMTR-120 option. Refer to dimming matrix for more information.

WARRANTY

Five-year carefree warranty for parts and components. (Labor not included.)

LISTINGS

c-UL-us Listed
Energy Star
Title-24
JAB.

TRIM RING ACCESSORY: REL437-BT-SN-SN

REL437-BT-SN-SN REL437-RT-CL-WH
REL437-BT-P-BK REL437-RT-DBZ-DBZ
REL437-BT-DBZ-DBZ REL437-RT-P-BK
REL437-RT-SN-SN

*Trim accessories order separate

ACCESSORY: GU24SA

OPTION: GU24SA - SOCKET FOR LED RETROFIT TO GU24

*Accessories order separate

EXAMPLE: LD4IC-AT-DIMTR-120-M

COMPATIBLE ELITE LIGHTING HOUSINGS

LD4IC-AT-DIMTR-120-M HLD4IC-AT-DIMTR-DIM10-ANVOLT B4IC-AT
LD4-AT-DIMTR-120 HLD4-AT B4-AT

elite LED LIGHTING www.iuseelite.com

Due to the changes of constant improvement in LED technology, all details are subject to change without notice. Consult factory for up to date information.

ZL1F LED Striplight

A+ Capable systems indicated by this color background.

Lead times will vary depending on options selected. Consult with your sales representative. Example: ZL1F L48 3000LM MDD MVOLT 40K 80CRI WH

Series	Length	Nominal lumens ¹	Diffuser	Voltage	Color temperature
L24 LED striplight	24"	1500LM 1,500 lumens ²	MDD Medium diffuse	MVOLT 120-277V	30K 3000 K
		2250LM 2,250 lumens ²		120 120V	35K 3500 K
		3000LM 3,000 lumens		240 240V	40K 4000 K
L48 LED striplight	48"	3000LM 3,000 lumens	MDD Medium diffuse	240 240V	50K 5000 K
		4500LM 4,500 lumens		277 277V	
		6000LM 6,000 lumens		347 347V	
ZL1F LED striplight	96"	6000LM 6,000 lumens	MDD Medium diffuse	480 480V	
		9000LM 9,000 lumens			
		12000LM 12,000 lumens			

Color rendering index	Options	Grid sets ⁴	Paint finish
80CRI 80 CRI	FLR Plug-in wiring ⁵	CS1W Straight plug, 120V	WH White
90CRI 90 CRI	PLR/LVG Plug-in wiring-low voltage ⁶	CS3W Twist-lock, 120V	GALV Galvanized
	ETW Emergency battery pack ⁷	CS7W Straight plug, 277V	MB Matte black
	OUTEND Cord set to exit endplate of fixture	CS11W Twist-lock, 277V	SGY Smoke grey
		CS25W Twist-lock, 347V	
		CS97W Twist-lock, 480V	
		CS97W 600V SECON white cord, no plug (no voltage required)	

Accessories: Order as separate category number.

HC36 Hanger chain, 36" ZSP96 For 15/16" T-grid only
Z1ACV Aircraft cable (1/2" line pair) L520 Sensor Switch (L520, LED occupancy sensor)
Z1ANCKT Luma-Tite™ angle bracket NFP160 ALight™ switching/dimming module

Notes

- See Operational Data on page 2 for actual lumens.
- Not available with 0-10V dimming.
- Not available with L24, 24" fixture. 347V and 480V require a step-down transformer.
- See ordering information on page 3.
- Must specify voltage, 120, 208, 240, or 277V.
- Complete rear back of fixture unless OUTEND option is specified.

INDUSTRIAL Z1F Page 2 of 5

apogee A Light Fix Company

SPACES THE COLONNADE
15305 DALLAS PARKWAY,
12TH FLOOR
ADDISON, TX 75001
PH: (214) 926-5788

ISSUE RECORD

DATE	DESCRIPTION
2016 URBAN PROTOTYPE	
11.07.22	ISSUE FOR REVIEW

REVISION RECORD

PROFESSIONAL SEAL

11/23/2022

rtm engineering consultants
14901 Quorum Dr. #565 Dallas, TX 75254
rtmassociates.com | 972.387.3500

22.AAP.015

PROTOTYPE VERSION
16U.3.1

PROJECT NAME
IN-N-OUT BURGER

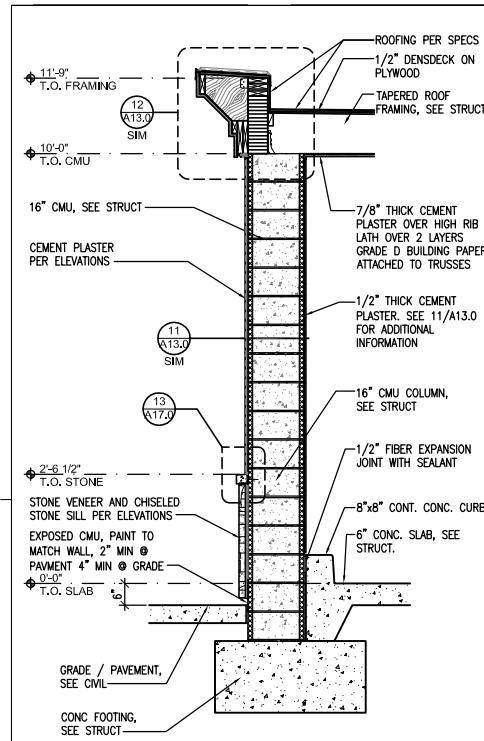
PARKER CO

GOD BLESS AMERICA

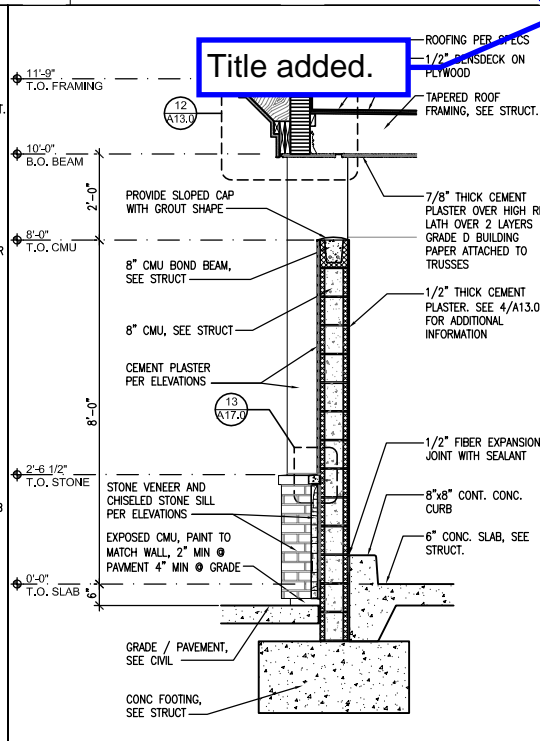
PROJECT NUMBER
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SHEET TITLE
EXTERIOR LIGHTING SPECIFICATIONS

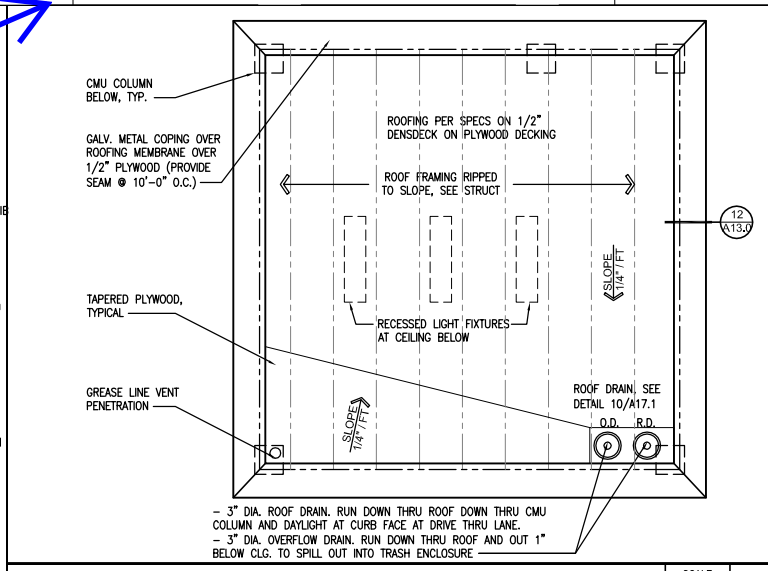
SHEET NUMBER
E13.0



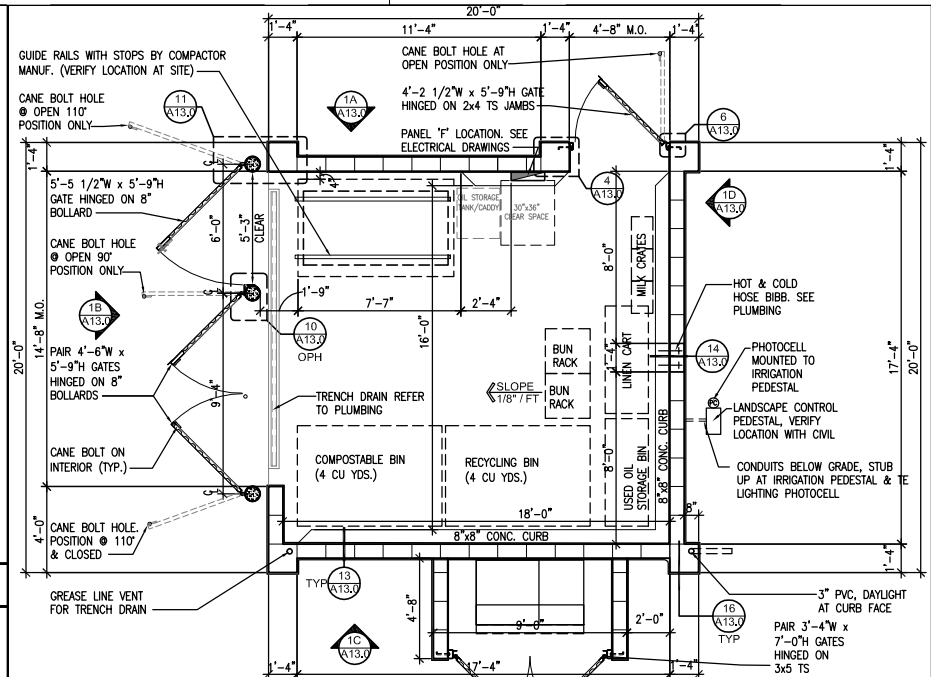
WALL SECTION 16 SCALE 1/2" = 1'-0"



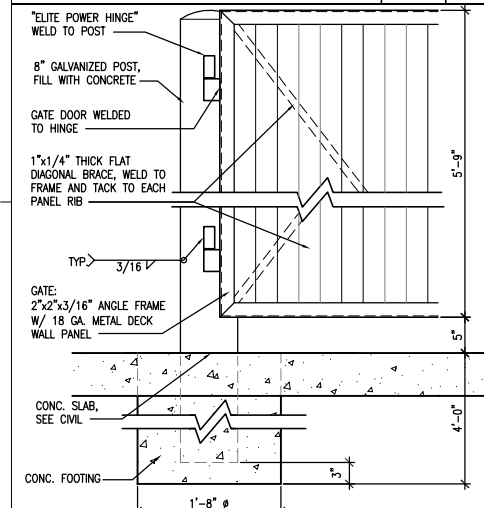
WALL SECTION 13 SCALE 1/2" = 1'-0"



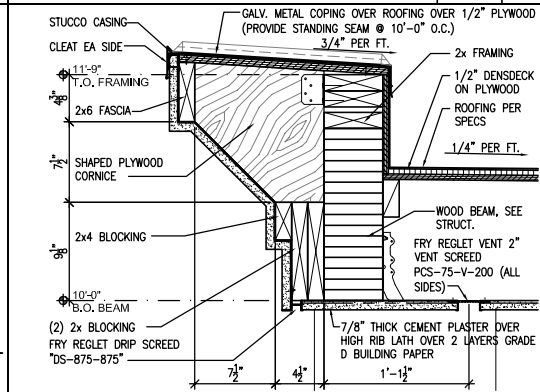
ROOF PLAN SCALE 1/4" = 1'-0"



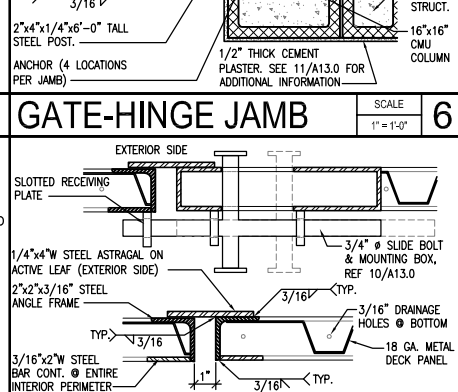
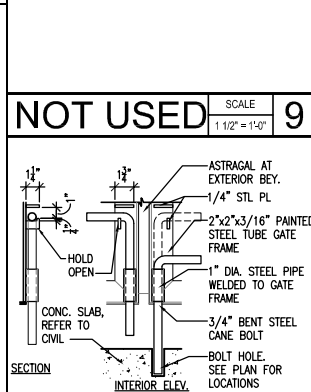
FLOOR PLAN SCALE 1/4" = 1'-0"



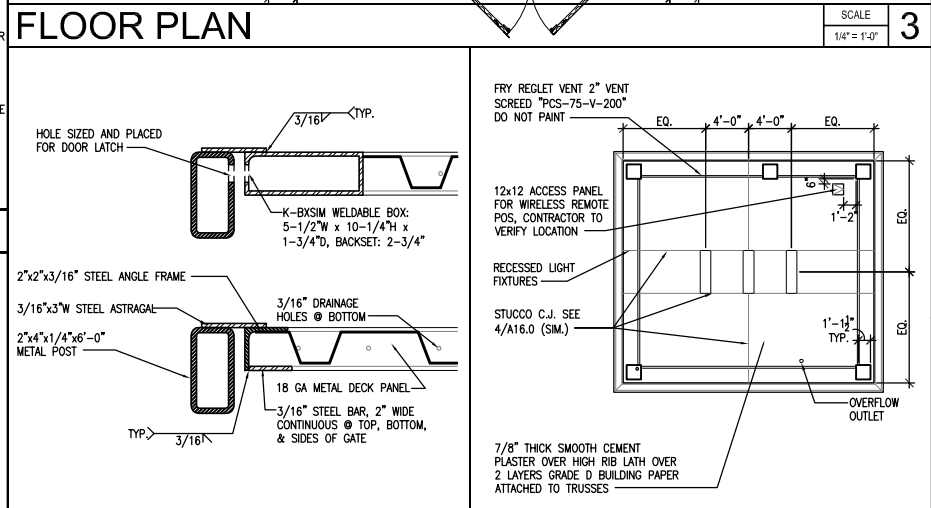
GATE HINGE DETAIL 15 SCALE 1" = 1'-0"



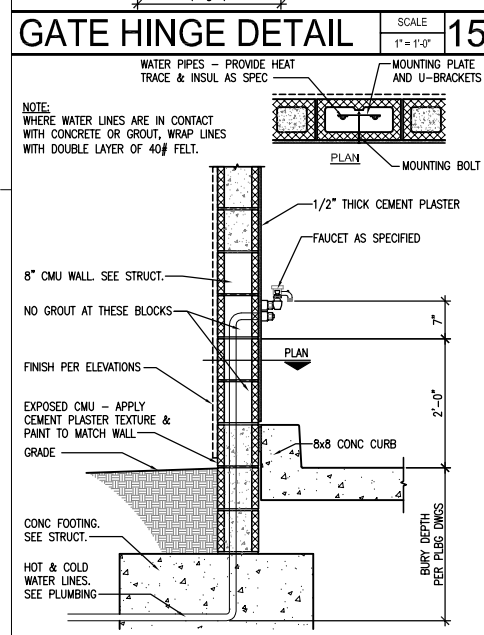
CORNICHE DETAIL 12 SCALE 1 1/2" = 1'-0"



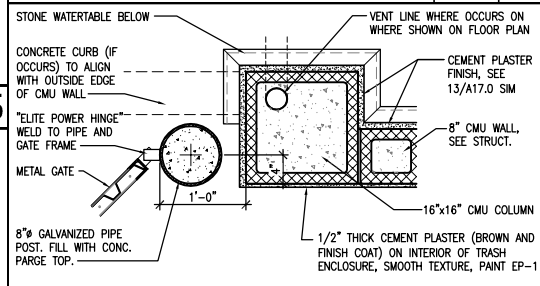
GATE-HINGE JAMB 6 SCALE 1" = 1'-0"



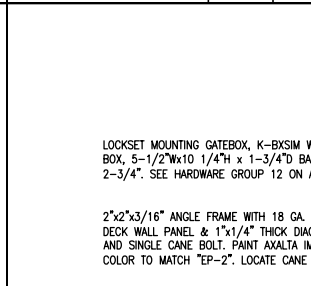
MAN GATE 5 SCALE 3/8" = 1'-0"



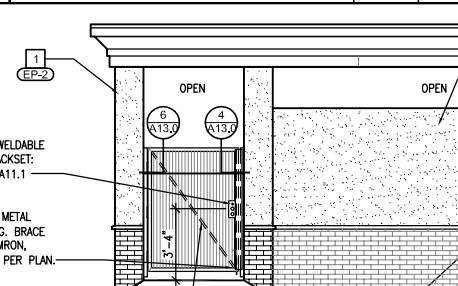
HOSE BIB DETAIL 14 SCALE 3/4" = 1'-0"



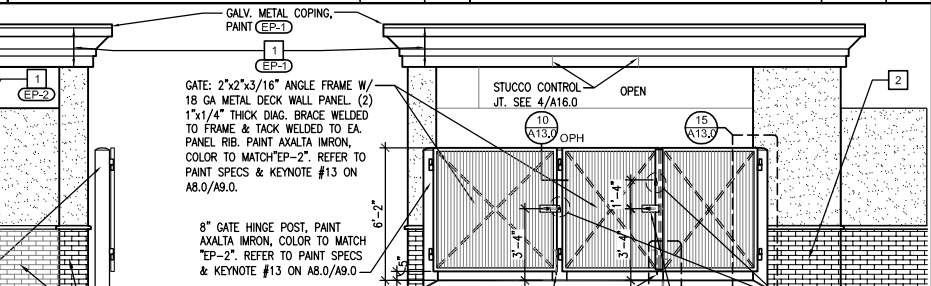
COL/GATE HINGE DTL. 11 SCALE 1" = 1'-0"



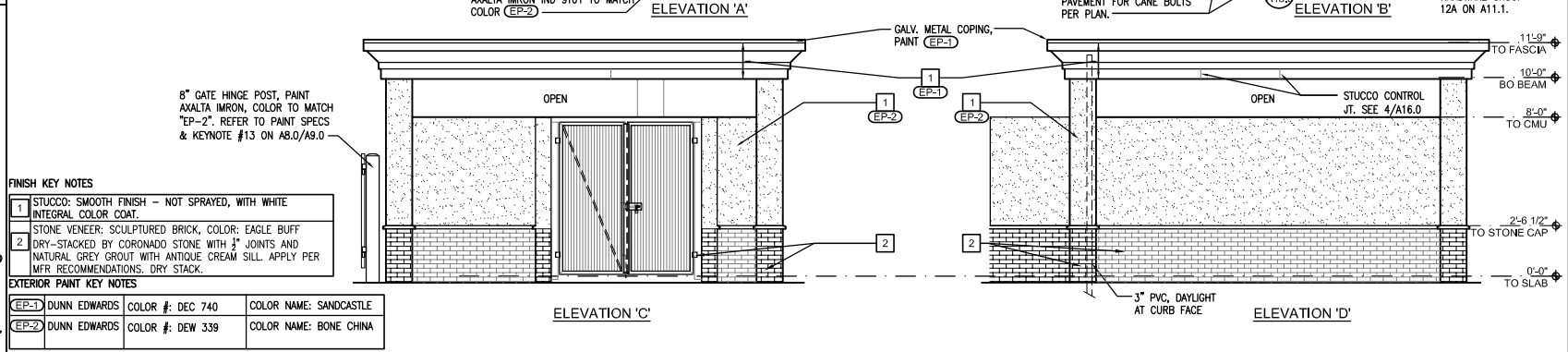
CANE BOLT 8 SCALE 1 1/2" = 1'-0"



DOUBLE GATES 9 SCALE 3/8" = 1'-0"



R.C.P. 4 SCALE 3/8" = 1'-0"



ELEVATIONS SCALE 1/4" = 1'-0"

PRINTED BY: STEPHEN PARKER
PRINT DATE: Dec 21, 2022 - 1:10pm



SPACES THE COLONNADE
15305 DALLAS PARKWAY,
12TH FLOOR
ADDITION, TX 75001
PH: (469) 960-2322

ISSUE RECORD table with columns for DATE, DESCRIPTION, and ISSUE FOR PERMIT.

REVISION RECORD table with columns for DATE, DESCRIPTION, and ISSUE FOR PERMIT.

PROFESSIONAL SEAL

PROTOTYPE VERSION
16.2.126U

PROJECT NAME
IN-N-OUT BURGER

PARKER
CO

GOD BLESS AMERICA

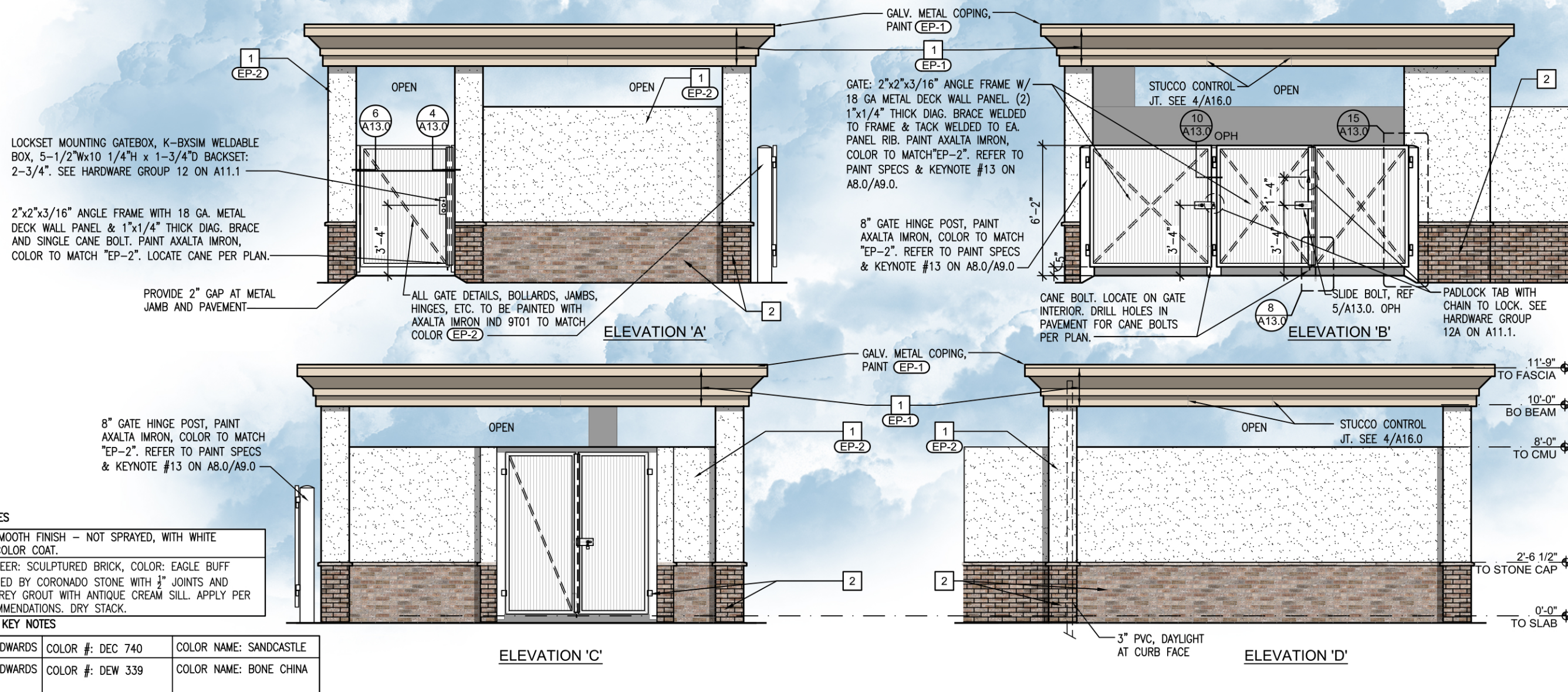


PROJECT NUMBER

SHEET TITLE
TRASH ENCLOSURE
PLANS & ELEVATIONS
OPTION "B"

SHEET NUMBER
A13.0

Title added.



ELEVATIONS

SCALE 1/4" = 1'-0" 1



Project Reviews Town of Parker

Project Number: SP22-143

Description: Parker & Pine F1 L1 - In-n-Out Burger

Applied: **12/21/2022**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: **PARKER, CO**

Status: **UNDER REVIEW 1**

Applicant: **Galloway and Company**

Parent Project: **SUB22-063**

Owner: **Ryan Amato**

Contractor: **<NONE>**

Details:

The applicant, Galloway and Company, is proposing a Site Plan for a fast-food restaurant with drive-thru. The site is located at the southwest corner of Parker Road and Pine Lane.

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
12/28/2022	1/27/2023	1/5/2023	COMPLETENESS REVIEW	Amber Wood Hicken	COMPLETED	
Notes:						
Review Group: AUTO						
12/21/2022			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
12/21/2022	12/27/2022	1/10/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



Review Group: SP 1ST 20

1/17/2023	1/31/2023	2/7/2023	BUILDING 20	Randy Capra	ADVISORY COMMENTS	See Notes
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Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc.... Please visit our website for all plan submittal requires: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code code adoptions.

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e. 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2021. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

1/17/2023		2/7/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

1/17/2023		2/7/2023	COLORED BUILDING ELEVATIONS 20			
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Notes:

1/17/2023		2/7/2023	COLORS AND MATERIAL BOARD 20			
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Notes:

1/17/2023		2/7/2023	COMCAST 20	Butch Buster		
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Notes:

1/17/2023		2/7/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat		
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Notes:

1/17/2023		2/7/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton		
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Notes:

1/17/2023		2/7/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward		
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Notes:



PARKER
COLORADO

Project Reviews Town of Parker



1/17/2023		2/7/2023	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		
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Notes:

1/17/2023	2/2/2023	2/7/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	See notes.
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Notes:

Addressing Comments:
The proposed address for this facility is 9558 TWENTY MILE ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.

Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.

1/17/2023		2/7/2023	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		
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Notes:

1/17/2023		2/7/2023	DRAINAGE REPORT - CIVIL	Michael Walton		
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Notes:

1/17/2023	1/19/2023	2/7/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
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Notes:

1/17/2023	1/31/2023	2/7/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:

As not all issues were addressed with SP21-125, a Fire Life Safety Response Ltr and redlined utility drawing have been uploaded to this application. Address all issues and provided a written response indicating acknowledgment and or location and name of attachment that would contain the modifications.

1/17/2023		2/7/2023	FLOODPLAIN DEVELOPMENT PLAN	Michael Walton		
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Notes:

1/17/2023		2/7/2023	IREA 20	Brooks Kaufman		
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Notes:

The applicant will be require to revise the landscape plan to meet CORE clearance requirements for the transformer and EUSERC cabinet per the CORE Builder Handbook.



PARKER
COLORADO

Project Reviews Town of Parker



1/17/2023		2/7/2023	LANDSCAPE COST ESTIMATE 20			
Notes:						
1/17/2023		2/7/2023	PHOTOMETRIC PLAN 20			
Notes:						
1/17/2023		2/7/2023	PLAT - CIVIL	Michael Walton		
Notes:						
1/17/2023		2/7/2023	POLICE 20	Greg Epp		
Notes:						
1/17/2023		2/7/2023	PSCO RESIDENTIAL SUBDIVISIONS 20	Xcel Energy		
Notes:						
1/17/2023	2/6/2023	2/7/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
1/17/2023		2/7/2023	SITE PLAN - CIVIL	Alex Mestdagh		
Notes:						
1/17/2023		2/7/2023	SITE PLAN - STORMWATER	Michael Walton		
Notes:						
1/17/2023		2/7/2023	SITE PLAN 20	Amber Wood Hicken		
Notes:						
1/17/2023		2/7/2023	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
1/17/2023		2/7/2023	SUBDIVISION AGREEMENT 20			
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



1/17/2023		2/7/2023	TRAFFIC IMPACT STUDY - CIVIL			
Notes:						
1/17/2023		2/7/2023	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD		
Notes: We have no comments on the referenced project but appreciate the opportunity to work on this referral with you. We do not need to review future submittals for the referenced project. Please let us know if you have any questions.						
1/18/2023	1/18/2023	2/7/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Rich Borchardt	ADVISORY COMMENTS	See Notes
Notes: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP22-143 Parker & Pine F1 L1 In-n-Out Burger have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org . The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.						
Review Group: SP 1ST 20 ADD						
1/17/2023		2/7/2023	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey		
Notes: Please see the uploaded documents. Please feel free to contact me with any questions you may have. Thanks Robert						